

PLANNING COMMISSION MINUTES

June 27, 2001

CALL TO ORDER:

Vice-Chairman Dan Maks called the meeting to order at 7:00 p.m. in Meeting Room "A" of the Beaverton Public Library at 12375 SW Fifth Street.

ROLL CALL:

Present were Vice-Chairman Dan Maks; Planning Commissioners Bob Barnard, Gary Bliss, Russell Davis, Eric Johansen and Brian Lynott. Chairman Vlad Voytilla was excused.

Principal Planner Hal Bergsma, Senior Planner Barbara Fryer, and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Vice-Chairman Maks, who presented the format for the meeting.

VISITORS:

Vice-Chairman Maks asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

On question, staff indicated that there were no communications at this time.

OLD BUSINESS:

Vice-Chairman Maks opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **CONTINUANCES:**

2

3 **A. MERLO STATION AREA PLAN AMENDMENTS**

4 *(Continued from June 20, 2001)*

5

6 **CPA 2001-0011** consists of a proposal to change the designation on the

7 Comprehensive Plan Land Use Map embodied within CPA 99-00025 from

8 Station Community to Industrial on the portion of tax lot 1S108BA00100 that was

9 formerly known as tax lot 1S105CC0046.

10

11 **CPA 2001-0012** consists of a Comprehensive Plan Text Amendment to add the

12 Merlo Station Area Community Plan to Volume V of the Comprehensive Plan as

13 embodied within CPA99-00025, adopt a land use map depicting three sub areas,

14 and recommend changes to the City's and County's Transportation Systems

15 Plans.

16

17 **TA 2001-0006** consists of amendments to the City's Development Code in

18 Chapter 20, section 20 to:

- 19
- 20 1. Add a new Station Community-Employment zoning district,
 - 21 2. Add applicable Site Development Requirements,
 - 22 3. Modify or add applicable Supplementary Regulations, including
 - 23 addition of a Major Pedestrian Route Map for the Merlo Station Area,
 - 24 4. Potentially add information related to Natural Resource Protection and
 - 25 Enhancement, and
 - 26 5. Potentially add information related to the Expansion and Enlargement
 - 27 of Nonconforming Uses with respect to the Merlo Station Area.

28

29 **RZ 2001-0013** consists of a proposal to change the zoning on thirteen properties

30 (see below) from Light Industrial to the new zoning district proposed under TA

31 2001-0006 of Station-Community Employment. The thirteen properties are

32 referenced in the following list:

33

34 1S107AA00200	1S107AA00700	1S108BB00500
35 1S107AA00300	1S107AA00800	1S108BB00700
36 1S107AA00400	1S108BB00100	1S108BB00800
37 1S107AA00500	1S108BB00400	1S1080002500
38 1S107AA00600		

39

40 Observing that he had not been present at the previous Public Hearings regarding

41 these applications, Commissioner Davis excused himself from participation on

42 this issue.

43

44 Senior Planner Barbara Fryer referred to the proposal containing the requested

45 information, observing that "meeting facilities, with or without food preparation

46 facilities" would encompass conference facilities of larger size, including

1 auditoriums. She discussed the draft Merlo Station Community Plan and
2 described several corrections to this document. Concluding, she recommended
3 approval of the applications and offered to respond to any questions or comments.
4

5 Vice-Chairman Maks questioned whether staff is comfortable with an allowed use
6 of up to 20,000 square feet without requiring a Conditional Use Permit, observing
7 that he would feel more comfortable with 15,000 square feet.
8

9 Expressing her opinion that 15,000 square feet is a more reasonable size, Ms.
10 Fryer advised Vice-Chairman Maks that this had been changed to 20,000 square
11 feet based upon internal discussions.
12

13 7:10 p.m. -- Principal Planner Hal Bergsma arrived.
14

15 Vice-Chairman Maks mentioned and described meeting facilities in Coeur
16 d'Alene, Idaho, adding that throughout this process, he has become comfortable
17 with these applications.
18

19 Mr. Bergsma clarified that up to 20,000 square feet is a permitted use, adding that
20 a Conditional Use Permit is required for any use exceeding 20,000 square feet.
21

22 Ms. Fryer requested that this specific information be referenced within the
23 motions for approval of the applications.
24

25 **PUBLIC TESTIMONY:**
26

27 On question, no member of the public testified regarding these applications.
28

29 The public portion of the Public Hearing was closed.
30

31 Commissioners Johansen, Lynott, Barnard and Bliss and Vice-Chairman Maks all
32 expressed their support of the applications.
33

34 Vice-Chairman Maks expressed his appreciation to staff for their efforts on these
35 applications.
36

37 Commissioner Barnard **MOVED** and Commissioner Lynott **SECONDED** a
38 motion to approve CPA 2001-0011 – Merlo Station Area Plan Amendments be
39 approved, based upon the testimony, reports and exhibits presented during the
40 Public Hearings on the matter and upon the background facts, findings and
41 conclusions found in the Staff Report dated May 7, 2001 and based upon this
42 Public Hearing.
43

44 Motion **CARRIED**, unanimously.
45

1 Commissioner Barnard **MOVED** and Commissioner Bliss **SECONDED** a motion
2 to approve CPA 2001-0012 – Merlo Station Area Plan Amendments be approved,
3 based upon the testimony, reports and exhibits presented during the Public
4 Hearings on the matter and upon the background facts, findings and conclusions
5 found in the documents presented June 27, 2001, as Exhibit “B” to the Staff
6 Memorandum dated June 22, 2001, Figures 1, 2 and 3 attached to Exhibit “B” of
7 the May 7, 2001 Staff Report, attachments to the June 22, 2001 Staff
8 Memorandum, and based upon this Public Hearing.

9
10 Motion **CARRIED**, unanimously.

11
12 Commissioner Barnard **MOVED** and Commissioner Lynott **SECONDED** a
13 motion to approve TA 2001-0006 – Merlo Station Area Plan Development Code
14 Text Amendments, adding a new zoning district of Station Community-
15 Employment (SC-E), be approved, based upon the testimony, reports and exhibits
16 presented during the Public Hearings on the matter and upon the background
17 facts, findings and conclusions found in Exhibit 8, as amended June 27, 2001,
18 including the attached Major Pedestrian Route Map and the Staff Report dated
19 May 7, 2001, and based upon this Public Hearing.

20
21 Motion **CARRIED**, unanimously.

22
23 Commissioner Barnard **MOVED** and Commissioner Bliss **SECONDED** a motion
24 to approve RZ 2001-0013 – Merlo Station Area Plan Zone Changes, changing the
25 zoning on thirteen properties from Light Industrial (LI) to the new zoning district
26 proposed under TA 2001-0006 of Station Community-Employment (SC-E), be
27 approved, based upon the testimony, reports and exhibits presented during the
28 Public Hearings on the matter and upon the background facts, findings and
29 conclusions found in attached Exhibit 8 of the Staff Report dated May 7, 2001,
30 and based upon this Public Hearing.

31
32 Motion **CARRIED**, unanimously.

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34 **MISCELLANEOUS BUSINESS:**

35
36 Vice-Chairman Maks reminded everyone present that Commissioner Heckman’s
37 Celebration of Life has been scheduled for 1:00 p.m. on Saturday, June 30, 2001,
38 at his residence.

39
40 Vice-Chairman Maks observed that there would be no Planning Commission
41 Meeting on Wednesday, July 4, 2001.

42
43 The meeting adjourned at 7:25 p.m.